

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2026/0034

Officer: Tracey Lunn

Date Received: 02/02/2026

Date: 18/02/2026

Particulars of Development: Additional 1st floor dormer bedroom and ensuite bathroom with window to the front of the property . The proposal will convert existing loft space with a new gable to the front of the building with an opaque window for the ensuite bathroom and a side elevation to complete the dormer.

Location of Development: Holmlea Ankors Lane, Thorncliffe

CONDITIONAL

Site Visit - 10/02/2026

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Ankors Lane within 50 metres of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Ankors Lane (Road No. C0016), a C classified road with a speed limit of 30 mph. Ankors Lane has no streetlighting or footways.

The 3-bedroom property currently benefits from off highway parking (driveway).

Proposal;

Additional 1st floor dormer bedroom and ensuite bathroom with window to the front of the property. The proposal will convert existing loft space with a new gable to the front of the building with an opaque window for the ensuite bathroom and a side elevation to complete the dormer.

Comments on Information submitted:

The proposal is for the construction of a first-floor dormer bedroom with ensuite.

The floor plan will increase from 3 to 4 bedrooms.

The Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Submitted plan Ref TQRQM26032141216748 shows a parking area sufficient to accommodate parking for a property with 4 bedrooms and therefore meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2026/0034) subject to the following conditioned.

The parking area shown on the approved plan TQRQM26032141216748 shall be retained unobstructed as a parking area for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority